

Capitol Campus

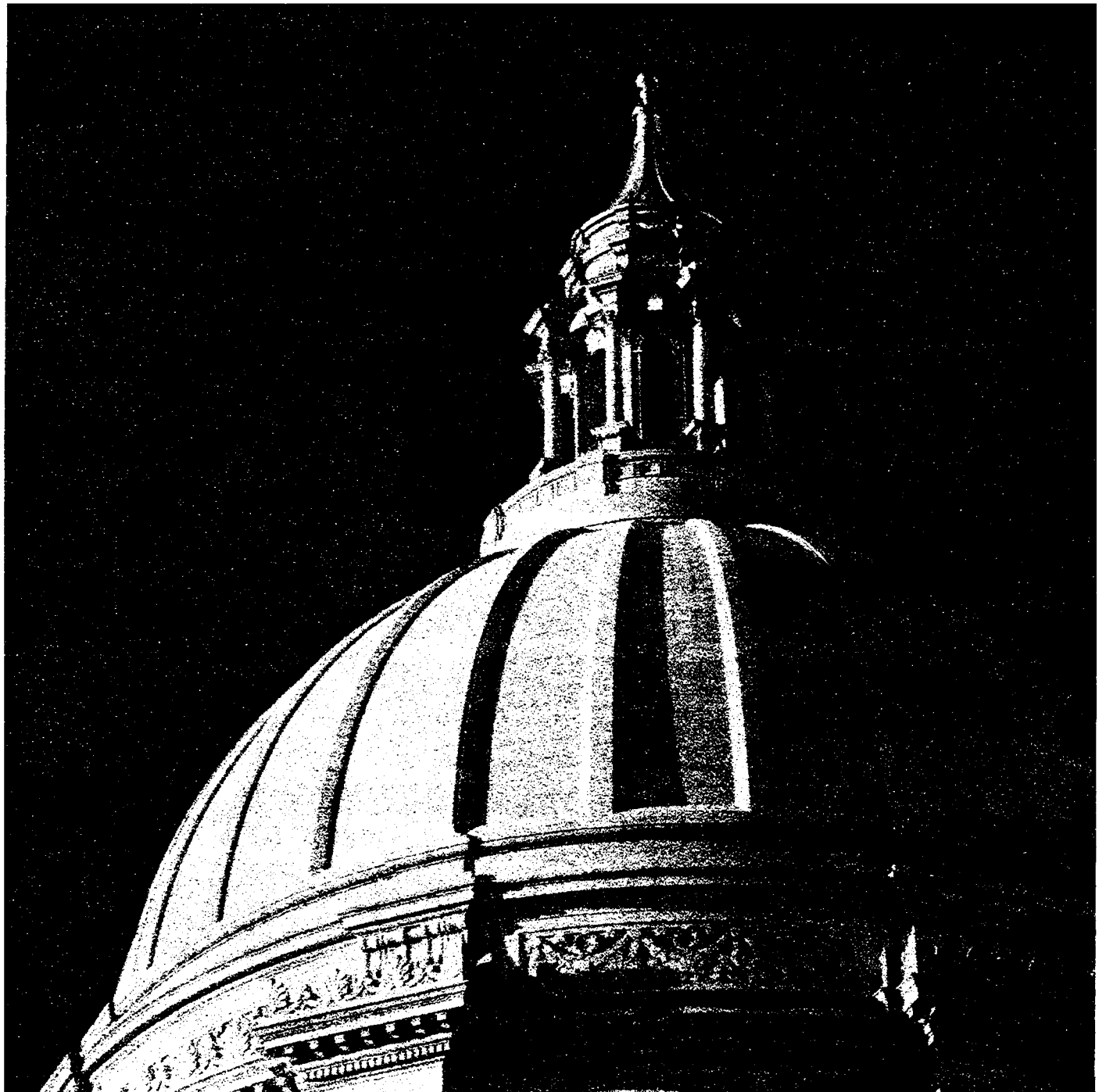
Concept

Design

Transportation

Facility Development

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Concept

Original Campus Plan

The original campus plan, designed by the New York architectural firm of Wilder and White in 1911, provided for five buildings symmetrically arranged around the domed Legislative Building, the first such planned capitol grouping in America. The plan took full advantage of the views to the north of Puget Sound and the Olympic Mountains. A landscaping plan prepared by the Olmsted Brothers of Brookline, Massachusetts, followed in 1928. This design established the basic pattern of streets, walkways and landscaping that joins with the group of buildings by Wilder and White to make up most of what is now the historic West Campus. Important elements in that landscape plan were the development of Capitol Lake as a reflecting pool for the Capitol buildings and Heritage Park, a physical link between the campus and Puget Sound. The work of both the Olmsted Brothers and Wilder and White has given our state a campus of national prominence and lasting beauty and a design heritage from which to build.

LEGISLATIVE BUILDING GROUPING



The 1911 Wilder and White plan for the Capitol of the State of Washington featured a group of buildings.

Changes to the Campus Plan

Buildings have been added to the West Campus over the years as the needs of the state have grown. These additions include the State Library, the Institutions Building and the General Administration Building. Although not part of the original plan, the Governor's Mansion was retained and has become an important cultural component of the campus.

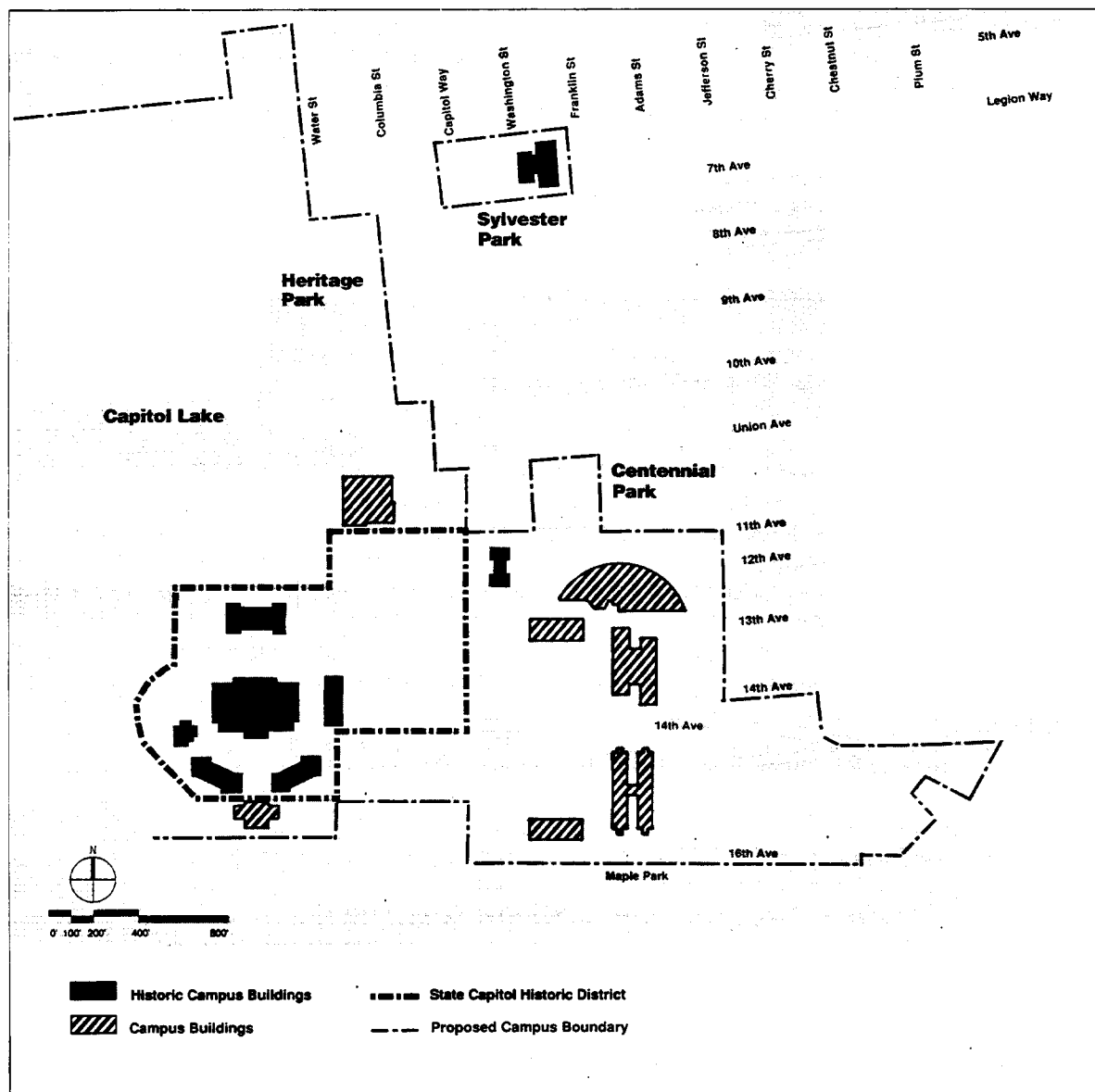
Since the 1950s, plans for the Capitol Campus have been prepared periodically in response to changes in office needs. These plans have used the Wilder and White and Olmsted Brothers plans as their base. The first of these plans, developed in 1959 by architect Paul Thiry, expanded the campus east across Capitol Way. In the 1960s, the Employment Security and the Highways-Licenses buildings were constructed as the initial move by the state towards East Campus development.

Additional East Campus development was recommended in a plan prepared in 1970 by architects Walker/McGough/Foltz. This plan directed the location of the Transportation Building and Office Building Two, among others.

In 1982, John Graham and Company prepared the first comprehensive master plan for the state capitol. This plan differed from previous plans by addressing urban design, transportation, facilities development and landscaping in addition to architectural considerations. The 1982 plan incorporated the philosophy of early designs by recommending that building sites be oriented to views, conserve open space and cluster around courtyards and plazas. The Natural Resources Building will be the first structure built under this plan.

The 1991 plan is based on the 1982 Master Plan for the Capitol of the State of Washington, building upon its concepts but modifying and expanding it to respond to the evolving needs of the state, the campus and the larger community. In the past, campus boundaries have been pushed outward to provide space for additional buildings, but the 1991 plan limits expansion by identifying specific outer limits. Expansion of the campus boundary in this plan is primarily related to development of open space to link the campus to downtown Olympia and the waterfront. In addition to placing new buildings within the campus boundary, this plan calls for new state facilities off-campus as described in the Capital City and Capital Community sections.

CAPITOL CAMPUS BUILDING GROUPS



The East and West campus building groups differ in the style and character of their architecture.

Keeping the Campus Heritage

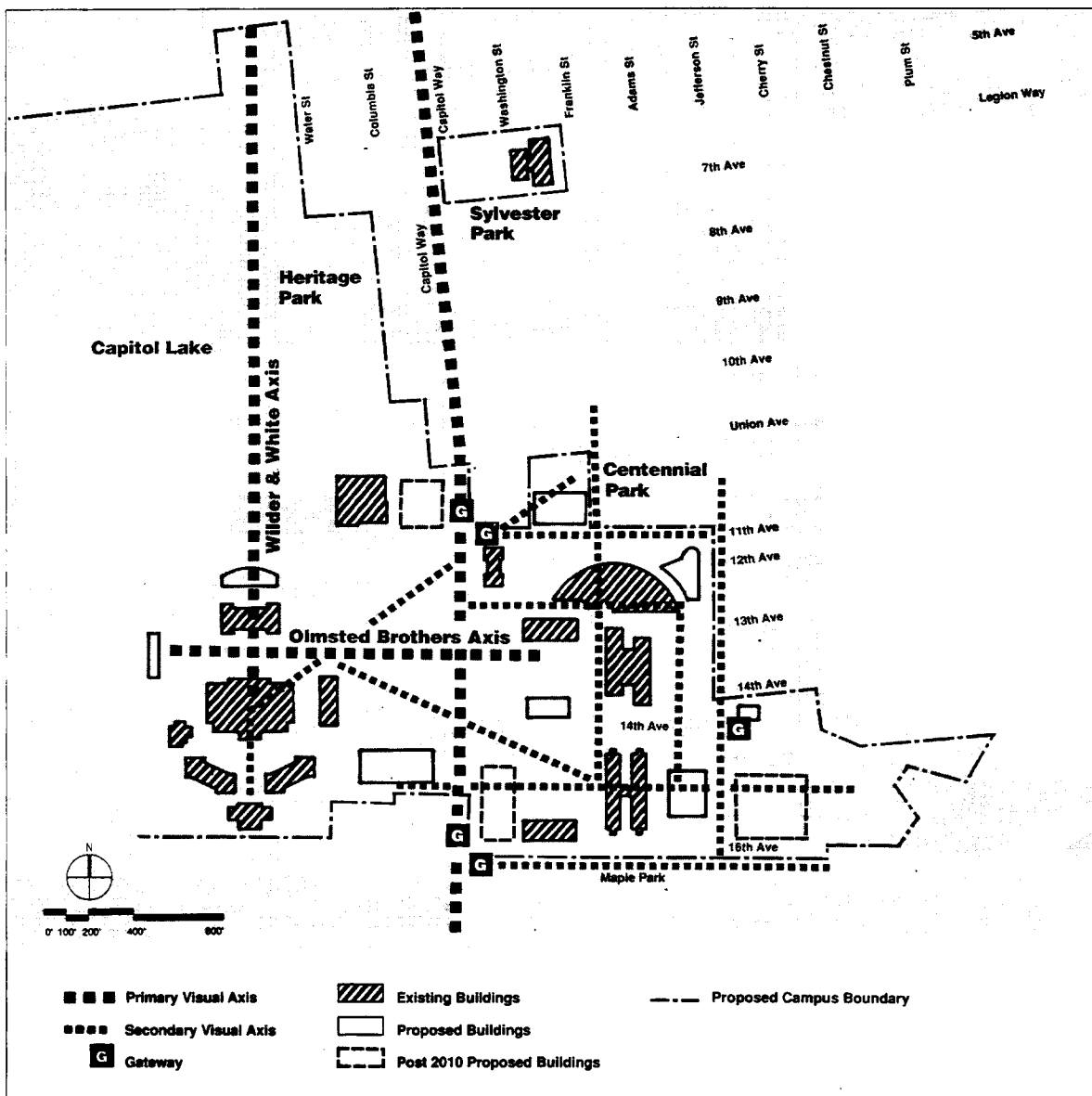
This master plan reinforces the principles set forth in earlier campus designs while meeting the changing needs of the state. Its strategies place a high priority on the development of new state buildings on campus to satisfy some of the projected space needs, while retaining the character of the campus and strengthening the visual connections between its west and east halves. Building sites and improvements are designed to enhance visitor and employee circulation and parking by providing simplified vehicle flow, more efficient and convenient parking and weather-protected or underground pedestrian passageways between many facilities. New building sites on the campus are placed to retain open spaces, respond to visual axes and define campus gateways. New buildings on the East Campus are placed to create more intimate public spaces and reinforce the edge of the campus.

The Capitol Campus is among the finest in the nation. It is a place of beauty for its visitors and a source of pride for its employees. It is a reflection of Washington's reputation for open and accessible government.

This plan envisions the seat of state government, and especially the Capitol Campus, as Washington at its finest. It adds features and facilities to the campus which celebrate Washington's environmental and cultural heritage. It plans for new destinations of informational, educational and recreational interest: the Washington State Capital Museum, Heritage Park, the Arboretum, the Conservatory and Interpretive Center, the Pavilion on East Campus, the Visitor Center and the State Agency Information Center. It calls for new innovations to make the campus a convenient place to visit and work, including campus walkway and landscape enhancements, campus sign and visitor information systems and visitor parking improvements.

The Capitol Campus is home not only to state employees and lawmakers but also to the citizens, clients and business people who visit and do business there. The master plan provides for a campus that offers interpretive learning experiences in ways as varied as the people and culture of the state itself. Exhibits representing the state's politics, economy and history, as well as the development of the state capitol, are designed to appeal to all ages. The campus also reflects the Evergreen State's commitment to the environment, urging its visitors to enjoy mountain views as they walk along the waterfront or on nature trails through indigenous forests.

CAMPUS VISUAL AXES



Campus development is intended to expand design quality beyond the Capitol Campus and into its adjoining neighborhood and city.

Design

Design Guidelines

The integrity of the original campus plan is an important asset of the Capitol Campus and must be reinforced and maintained. Enhancing sight lines, establishing views and features, defining the campus edge, creating campus gateways, improving open spaces and providing visitor destinations and amenities are primary goals.

The following design guidelines apply to areas within the Capitol Campus. References are sometimes made to specific elements of the facilities development plan for the campus. In these instances it may be helpful to refer to the Capitol Campus Development Plan map on page 49. Design guidelines for development off-campus are located in the Capital City and Capital Community sections. However, many of the general design and transportation guidelines described for the Capitol Campus are also applicable to the Capital City and Capital Community. A guideline is followed in some cases by a list of specific actions which are recommended.

Design guidelines are divided into the following sections: Urban Design, Landscape and Open Space, Buildings and Facilities, and Signs and Visitor Information.

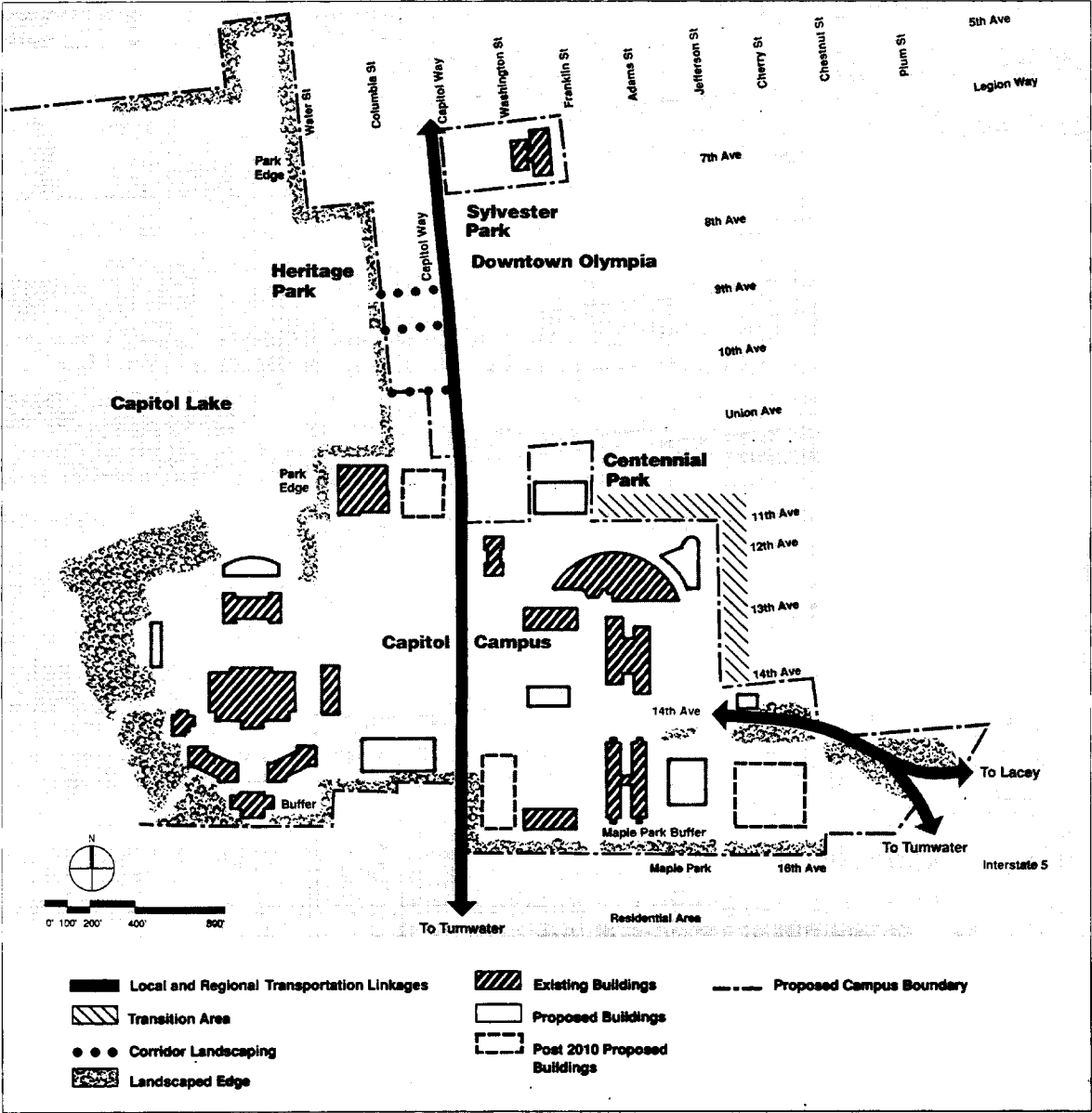
Design guidelines and the concepts described in the previous section form the framework of the entire campus plan. The transportation guidelines and the facilities development plan which follow should be considered solely within this framework.

Urban Design Guidelines

In general, the urban design guidelines preserve the park-like character, boundaries and heritage of the campus while accommodating the additional space needed for the legislative and government functions that must be located in or near the Legislative Building. These guidelines also relate the campus to the surrounding neighborhoods by establishing linkages and boundaries, as follows:

- Link the downtown and the campus. Specific actions:
 - Reinforce Capitol Way as the primary linkage between the campus and downtown Olympia.
 - Enhance the lakefront and harbor and their connections to the campus and downtown.
- Maintain the identity of the campus by defining the campus boundaries. Specific actions:
 - Expand the campus boundary to the north to include the Heritage Park development, the block between Columbia Street and Capitol Way and 11th to Union Avenue, and the Centennial Park block to provide better linkages with Olympia.
 - Preserve the existing campus boundary on the south along Maple Park and 15th and 16th avenues.
 - Encourage off-campus development north of 11th Avenue to be consistent with the Capital City development concept, which clusters state facilities around civic spaces connected by landscaped boulevards and promenades.
 - Use building scale and design at the campus edge to ease the transition into local neighborhoods. Protect neighborhoods from the effects of expansion and construction.
- Cluster development related to freeway access (agency information, parking, dependent care, maintenance) on the eastern edge of the campus.
- Locate facilities with potential community-related uses on the northern edge of the campus, with public transit and pedestrian convenience to downtown. Locate facilities with a lower expectation of public use on the southern boundary to minimize neighborhood impacts.

CAPITOL CAMPUS LINKAGE PLAN



The relationship of the campus to its surroundings is strengthened by the plan.

Landscape and Open Space Guidelines

Landscape guidelines for the Capitol Campus create and maintain public amenities, encourage a park-like atmosphere appropriate to the capitol and connect uses on campus. The guidelines consist of six elements: General, West Campus, East Campus, Boulevards and Streets, Heritage Park and Views and Monuments.

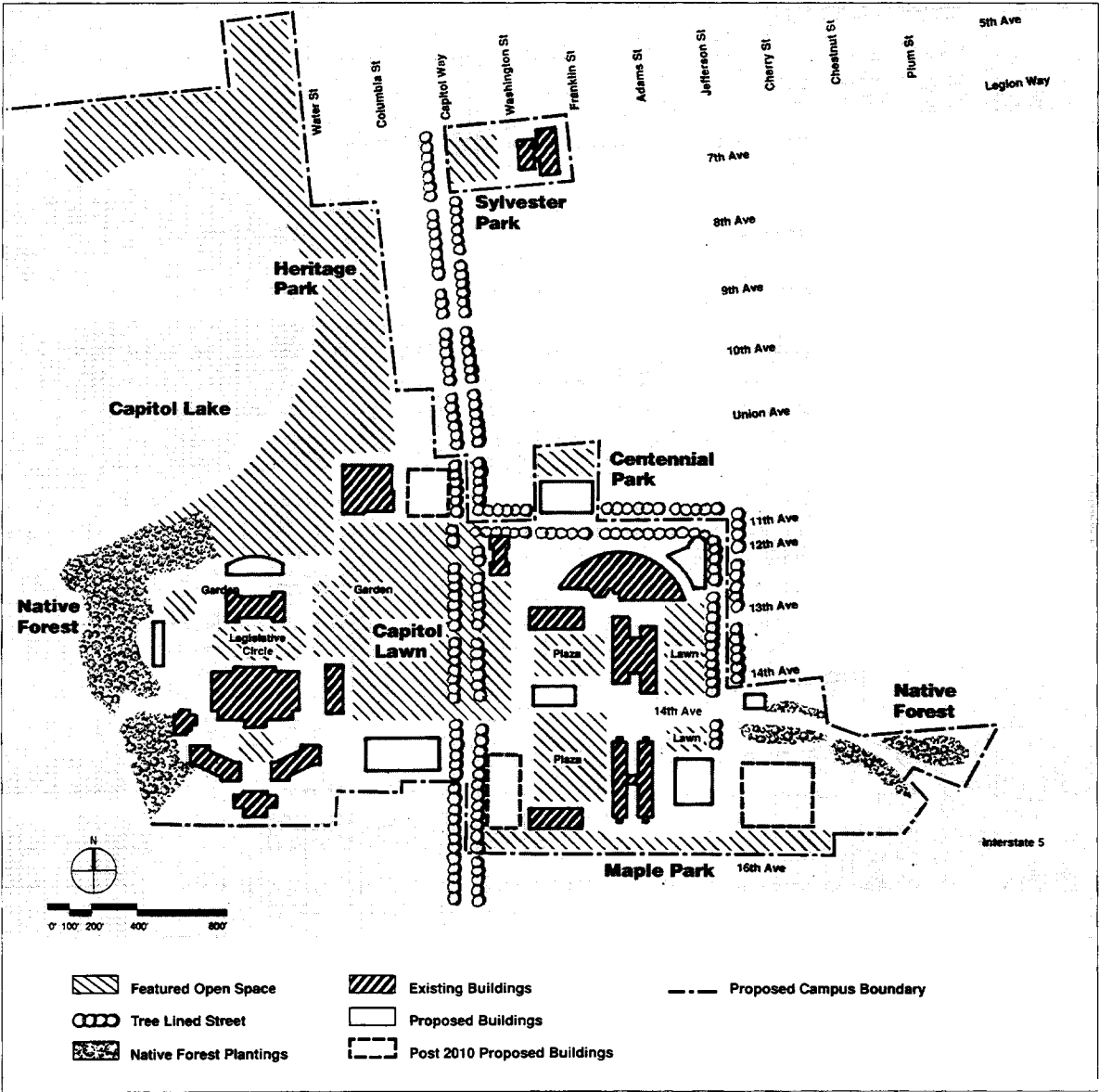
GENERAL

- Landscape open space to increase the comfort and convenience of the users. Specific actions:
 - Promote continued and increased use of annuals and perennials in visually prominent areas throughout the campus to provide seasonal color, especially during legislative sessions and other peak visitor periods.
 - Establish a long-term maintenance and replacement program for existing plantings.
 - Provide seating opportunities.
- Cultivate a native forest defining the western and eastern edges of the campus. Specific actions:
 - Reinforce the native forest on the bluff surrounding the Temple of Justice by creating an arboretum of native conifer trees west of the Conservatory and Interpretive Center. An interpretive nature trail, labeling tree species native to Washington, will meander through the forest.
 - Expand the native forest border so it provides a buffer zone around future campus sites east of Jefferson Street between Union and 16th avenues.

WEST CAMPUS

- Preserve the historic integrity of the Olmsted Brothers plan by maintaining the formal landscaping, thereby enhancing the integrity of the Wilder and White Legislative Building grouping. Where possible, implement the original design recommendations of the Olmsted Brothers plan. Specific actions:
 - Establish formal, symmetrical axes at the core of the campus, becoming less formal at the edges of the campus and reinforcing the established Wilder and White and Olmsted Brothers axes.
 - Design new plantings consistent with the original Olmsted Brothers plan.
 - Enhance the park-like quality of the Capitol lawn by planting a limited number of randomly spaced groupings of deciduous and evergreen trees around the periphery, consistent with the original Olmsted Brothers plan.

LANDSCAPE AND OPEN SPACE PLAN



Proposed landscape open spaces will retain and enhance the park-like atmosphere of the campus.

EAST CAMPUS

- Create a series of people-oriented spaces on the East Campus to encourage pedestrian connections and activities. Specific actions:
 - Reduce the monumental scale of the East Campus Plaza and provide an inclement-weather connection between buildings by installing a light-frame covered walkway around the northern, southern and eastern edges of the plaza.
 - Redesign the terraced lawns of the plaza to create small, intimate public spaces. Preserve views to the Natural Resources Building rotunda.
 - Retain the character of the existing parks along the west side of Jefferson Street.
- Redesign the western edge of the East Campus along Capitol Way to reflect the open character of the Capitol lawn and coordinate with Capitol Way improvements to provide an obvious visual linkage between the East and West Campuses. Specific actions:
 - Construct a sidewalk on the east side of Capitol Way, with special crosswalk paving at the entrance to the garage. Provide large-scale trees and open lawn areas with irregular groupings of evergreen and deciduous trees along the east side of Capitol Way to screen the garage vents.
 - If possible, replace the bosque of trees on the roof of the Archives Building with lawn and an irregular grouping of evergreen trees to be consistent with the West Campus character.

BOULEVARDS AND STREETS

- Establish design standards for the streetscape consistent with the classical style of the campus. Specific actions:
 - Set complementary standards for paving, landscape, lighting, benches, litter receptacles, bus shelters and information systems.
 - Set lighting standards to ensure compatibility with the historic character of the campus and the pre-eminence of the illuminated Legislative Building dome, while maintaining a lighting level that serves the need for safety and security.
 - Use special paving for key campus streets and plazas. Example: north and south diagonals and Capitol Way within the campus.
 - Improve ground-level pedestrian crossings and encourage their use, rather than pedestrian bridges, to preserve campus vistas.
 - Improve the 14th Avenue tunnel entry by creating median strips planted with large scale deciduous street trees between the through traffic lanes and the garage entry lanes. Add plantings atop the edge of the deck structure and at the base of the parapet walls.

- Enhance the character of Capitol Way as the primary linkage between the campus and downtown Olympia. Specific actions:
 - Transform Capitol Way into a boulevard with a tree-planted median from Maple Park to 11th Avenue.
 - Provide a consistent streetscape of street trees and sidewalks along both sides of Capitol Way and carry the theme southward to Tumwater and northward through downtown Olympia.
- Maintain a traditional residential streetscape in locations where the campus boundary is adjacent to residential neighborhoods. Specific action:
 - Maintain Maple Park as a boulevard with a tree-planted median and extend the median strip east of Jefferson Street on 16th Avenue to Cherry Street as a distinct edge between campus and residential neighborhoods.
- Define the edge of the campus and create a grand entrance route to the campus from Interstate 5. Specific actions:
 - Develop 11th Avenue as a boulevard with tree-planted median, large scale street trees and sidewalks on both sides with an evergreen shrub buffer between the parking lots of the Natural Resources Building and the sidewalk.
 - Improve Jefferson Street with large scale street trees and sidewalks on both sides of the street and a planted median strip between 11th and 16th avenues.

HERITAGE PARK

- Reflect the physical and cultural diversity and history of the state through the park's interpretive features.
- Create a monumental stairway and ramp along the slope between the Temple of Justice and the southern end of the walkway to establish a ceremonial and functional link tying Capitol Lake to the Capitol Campus. Specific actions:
 - Stabilize the northern slope of Capitol bluff adjacent to the stairway to prevent further soil erosion. Plant these terraced slopes with native flora and wild flowers to preserve the unobstructed view of Capitol Lake from the bluff and the Governor's Mansion.
 - Provide a ground-level crossing for the single remaining Burlington Northern Railroad track at the base of the stairway to preserve future rail transit options.
- Encourage public use. Specific actions:
 - Create a rampart along the eastern edge of the bluff with pedestrian walkways that overlook Capitol Lake.
 - Create a continuous promenade around Capitol Lake for strolling and jogging.

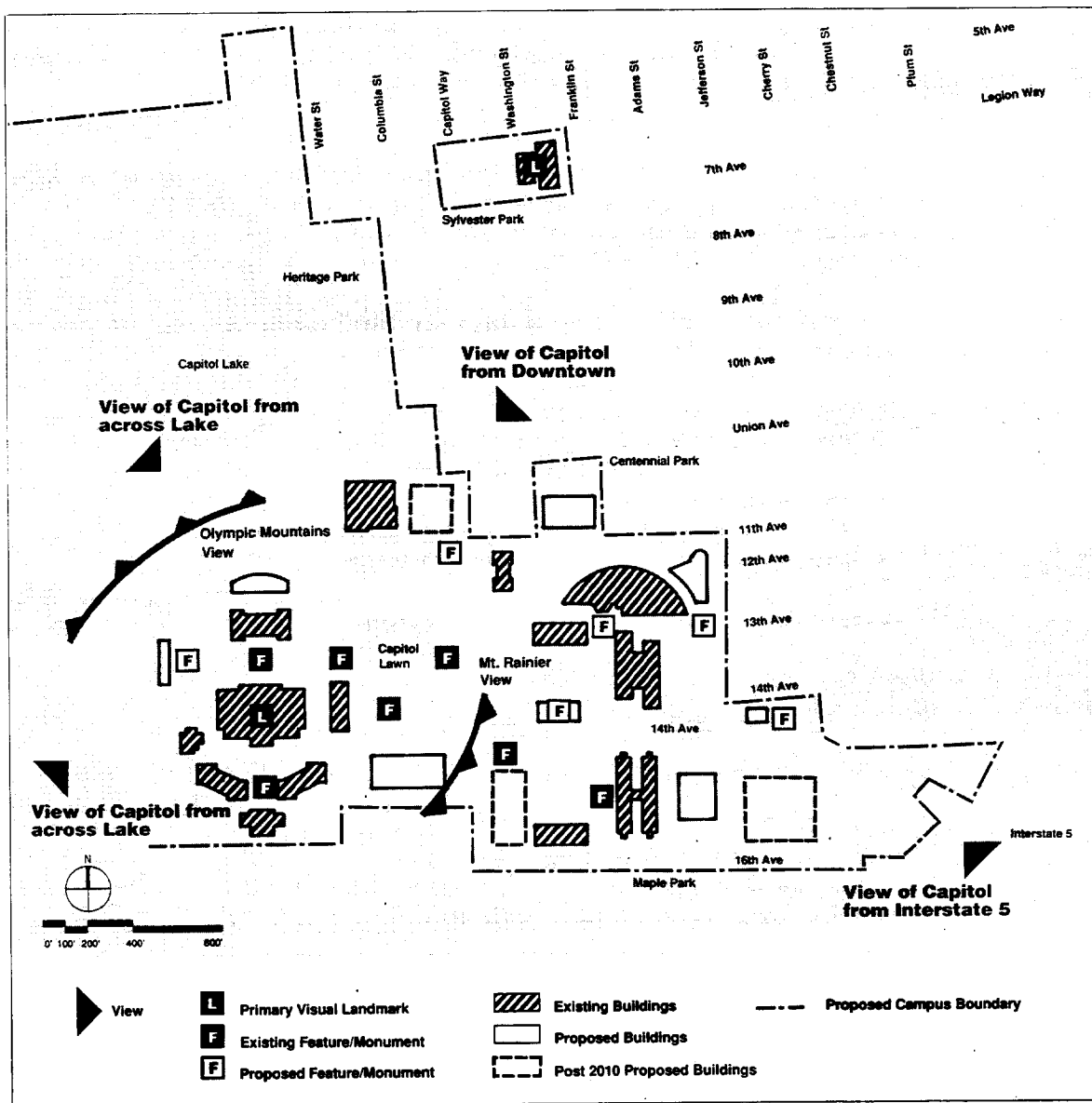
VIEWS AND MONUMENTS

Currently, the Legislative Building can be viewed from several surrounding vantage points, including northbound and southbound on Interstate 5, eastbound on U.S. 101, Puget Sound and Capitol Lake, downtown Olympia and the South Capitol Neighborhood.

Views of the Olympic Mountains to the north and Mount Rainier to the east should be enhanced by the placement and design of buildings and landscape features. This plan recommends the siting of special features, monuments and landmarks to provide visual cues. Orientation of visitors to the campus will be improved through the use of visually memorable elements along pedestrian pathways. Examples include monuments, fountains, flagpole groupings and formal gardens. Several of the buildings proposed in the plan, including the State Agency Information Center, should be prominent features of the campus.

- Recognize the Legislative Building as the dominant feature and primary visual focal point of the campus. Specific actions:
 - Locate buildings and establish heights that maintain and reinforce the dominance of the Legislative Building view from the campus and the surrounding community.
 - Create a landscaped gateway to frame the view of the dome west from Interstate 5.
 - Assist in developing local zoning ordinances to preserve and create views of the Legislative Building dome.
- Preserve and define view axes. Specific actions:
 - Use plantings to enhance view corridors within, from and to the campus, and selectively thin and prune existing vegetation where it blocks important views.
 - Provide a west terminus to the east/west axes of the West Campus as anticipated in the Olmsted Brothers plan.
 - Extend the Wilder and White axis northward and provide a viewpoint and landscape treatment north of the Temple of Justice.
- Maintain policies for the placement of monuments and artwork. Specific actions:
 - Limit the number of special monuments and artwork and the space they occupy. Prevent their unplanned location about the campus and require they be of the highest quality.
 - Locate and accommodate memorials and monuments of statewide significance to reinforce view axes and to facilitate the orientation of pedestrians and motorists.

VIEWS AND MONUMENTS PLAN



Retaining views of the Legislative Building dome and the mountains are an important element of the plan.

Building and Facility Guidelines

The Capitol Campus is a unique grouping of elements that work together to form a harmonious government image. Its buildings lend a dignified, formal character to the campus, and the quality of the original architecture and landscape evoke a sense of strength and permanence. These building and facility guidelines preserve this character.

- New buildings on the West Campus should be constructed to complement the historic architectural character of the original Legislative Building grouping. New buildings on the East Campus should complement the monumentality of the West Campus, but in a manner that reflects the more modern style of architecture on the East Campus. Specific actions:
 - Use forms and materials, proportions, bay and column spacing and design elements that complement those of the historic buildings and landscape.
 - Include devices such as symmetry in the facade of buildings to respond to visual axes, building groupings and major entrances.
 - Emphasize major pedestrian entrances with ceremonial architectural treatments.
 - Use materials which have the color and smooth texture of the historic sandstone buildings and limit dark, contrasting or bright color to very special situations.
 - Use high quality materials, such as stone, concrete and ornamental metal.
 - Avoid large areas of curtain wall or mirrored construction.
 - Create civic architecture befitting the legacy of the Legislative Building grouping by designing buildings with a clear base, shaft and crown.
- Apply the siting principles of the historic Wilder and White and Olmsted Brothers plans. Specific actions:
 - Relate buildings to each other and to the open spaces defined by them.
 - Organize open spaces to be visible and accessible from building entrances.
 - Locate new buildings to form edges of pedestrian-scaled open spaces, to preserve landscaped open spaces and to reinforce campus edges.
 - Locate building entrances and landscaped spaces to the level of adjacent streets rather than significantly above or below street level.
- Preserve the historic character of the campus, while integrating complementary development. Specific actions:
 - Limit building heights to ensure that views of the Legislative Building will not be obstructed.
 - Establish a scale of building clusters compatible with the Legislative Building grouping. Consider heights no higher than the John L. O'Brien and John A. Cherberg buildings on the West Campus and the existing buildings on the East Campus.
 - Preserve and maintain the Wilder and White grouping and Olmsted Brothers landscape by limiting new above-grade development of the West Campus. Design subsurface structures which enhance the historic landscapes on the West Campus.
 - Recognize the importance of clustering certain uses in close proximity to the Legislative Building — the "Legislative Crescent" surrounding the Capitol.
 - Locate facilities related to visitors on the northern edge of the campus to be nearer to other downtown visitor destinations.

Sign and Visitor Information Guidelines

This section provides guidelines for the signs and visitor information intended to provide clarity for users of the Capitol Campus and off-campus state facilities, as follows:

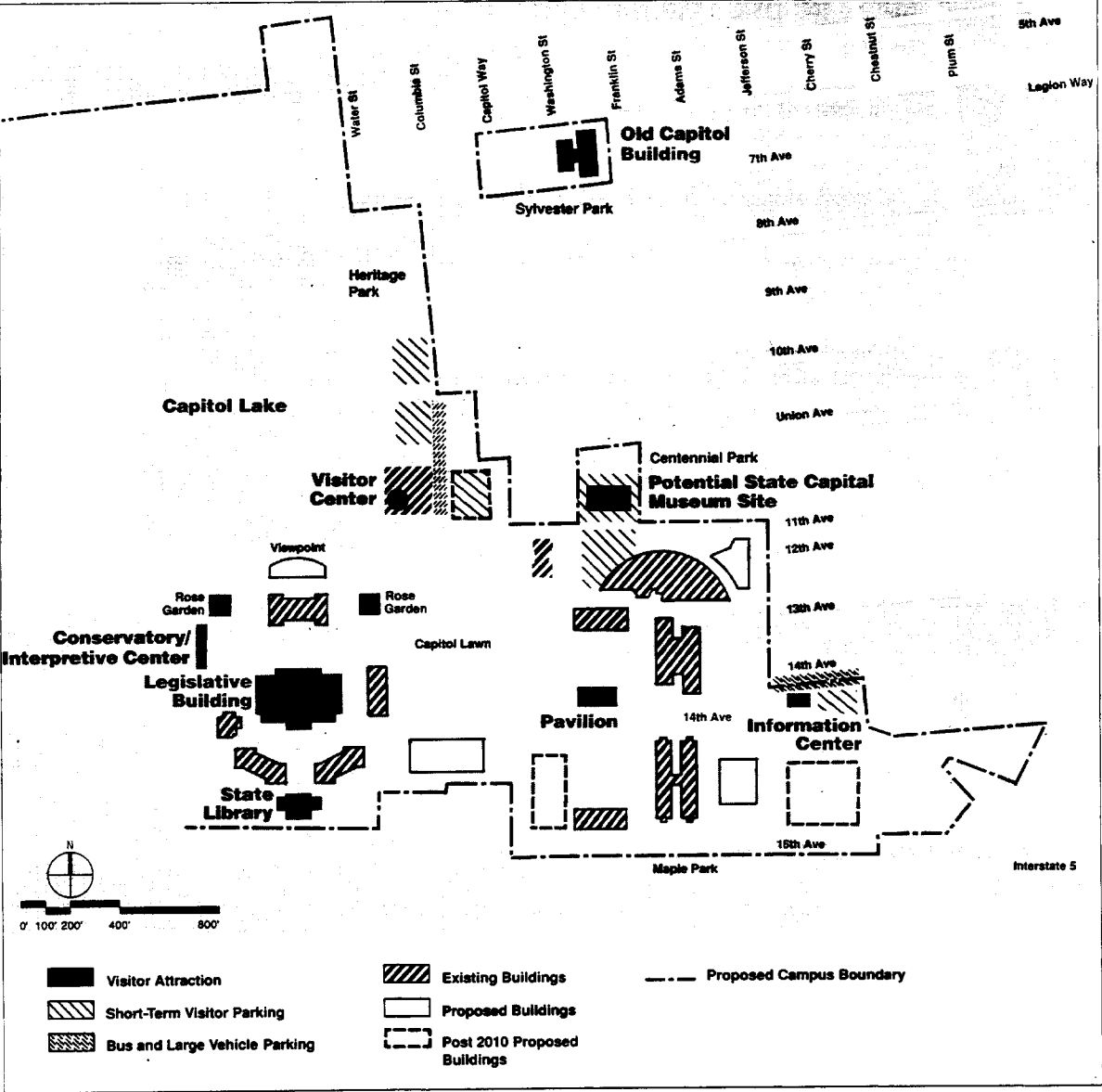
GENERAL

- Develop a signing system which establishes an appropriate image for state facilities and services. Specific actions:
 - Develop a design manual for maintaining and expanding the sign system emphasizing uniformity, distinctive character and the importance of color.
 - Identify agencies clearly on signs at single-tenant and multi-tenant buildings.
 - Respond to both car and pedestrian sign-reading requirements.
 - Review names and recommend an appropriate naming policy for buildings.
 - Eliminate unnecessary, confusing or inappropriate signs.
 - Coordinate the development of signs with the City of Olympia to promote continuity and similarity of signing systems.
- Implement a comprehensive state agency information program. Specific actions:
 - Standardize agency customer service maps and nomenclature.
 - Develop a “road map” brochure of state services and destinations.

VISITOR INFORMATION

- Begin guiding visitors to state facilities on the freeway. Specific actions:
 - Consider the use of low frequency radio signals to inform motorists of the locations of state services and install additional directional signs on Interstate 5. Install information displays at rest areas on Interstate 5 and U.S. 101.
 - Provide combined directional signs on Interstate 5 for the State Agency Information Center, Washington State Capital Museum and Visitor Center.
 - Provide consistency with follow-through signs from Exit 105 off Interstate 5.
- Develop a visitor program with the City of Olympia. Specific actions:
 - Place small information boards off-campus to promote walking tours and development of the pedestrian corridor between the campus and the downtown area.
 - Develop a guide sign program for walking tours both on- and off-campus which includes loops from the proposed Washington State Capital Museum and the Visitor Center. Coordinate printed materials, maps and Visitor Center displays.
 - Provide public restrooms.
 - Locate a consumer- and visitor-oriented “State Store” on Capitol Way near the campus to sell maps, guide books and other state products, as well as to dispense various licenses and permits.
- Train uniformed campus staff to act as campus “ambassadors.” Specific actions:
 - Increase the presence of uniformed guides on campus in response to proposed new visitor destinations, such as Heritage Park, the Washington State Capital Museum, the Visitor Center and the Conservatory and Interpretive Center.
 - Provide guard shacks along Cherry Lane staffed by uniformed personnel to restrict automobile access to the Legislative Circle and the area south of the Legislative Building.

VISITOR FACILITIES PLAN



Improvements to visitor parking, signing and information systems will make it easier for visitors to enjoy the campus.

CAMPUS INFORMATION SYSTEM

- Develop a self-service information program. Specific actions:
 - Include information on state agency locations and their telephone numbers at customer service locations, telephone or interactive computer displays for information, and other public facilities.
 - Expand to include city and regional visitor information.
- Reduce the number of signs and increase their effectiveness. Specific actions:
 - Improve signs at access points to create an information hierarchy for visitors, parking and customer services.
 - Explore the use of electronic information displays to route traffic during legislative sessions and special events when parking and traffic control is needed.

Transportation

Transportation Guidelines

The transportation plan addresses automobile circulation, parking, transit and high-occupancy vehicles, service and emergency vehicles, and bicycle and pedestrian circulation. This plan responds to current transportation problems on the campus and anticipates future requirements and trends. An aggressive transportation management program, described in the Implementation section, must be adopted to emphasize alternatives to single-occupancy vehicles for all state employees in the region. The plan is designed to make access to the Capitol Campus more convenient, no matter what travel mode is used.

New development on campus will require more parking for employees and visitors. While the plan outlines ways to encourage other forms of transportation, the reduction of car use will not be enough to offset the new demands. Projections show that peak off-legislative session parking demand for employees will increase by about 50 percent by the year 2010. An aggressive management strategy can reduce employee parking demand, but new parking will still be needed. In addition, developing the campus as a major educational, recreational and interpretive center will increase the need for visitor parking. Visitor parking demand is expected to more than triple by 2010, from its current level of approximately 550 spaces to over 1,800 spaces.

Parking estimations are based on the following predicted trends in employee travel to the campus.

Transportation	1990	2010
Single-Occupant Automobile	75%	52%
Carpool and Vanpool	19%	31%
Transit	2%	11%
Pedestrian/Bicycle	4%	6%

Current state employee transportation choices were determined from information in the Greater Olympia Area Governmental Agencies Public Transportation Survey, conducted in 1989.

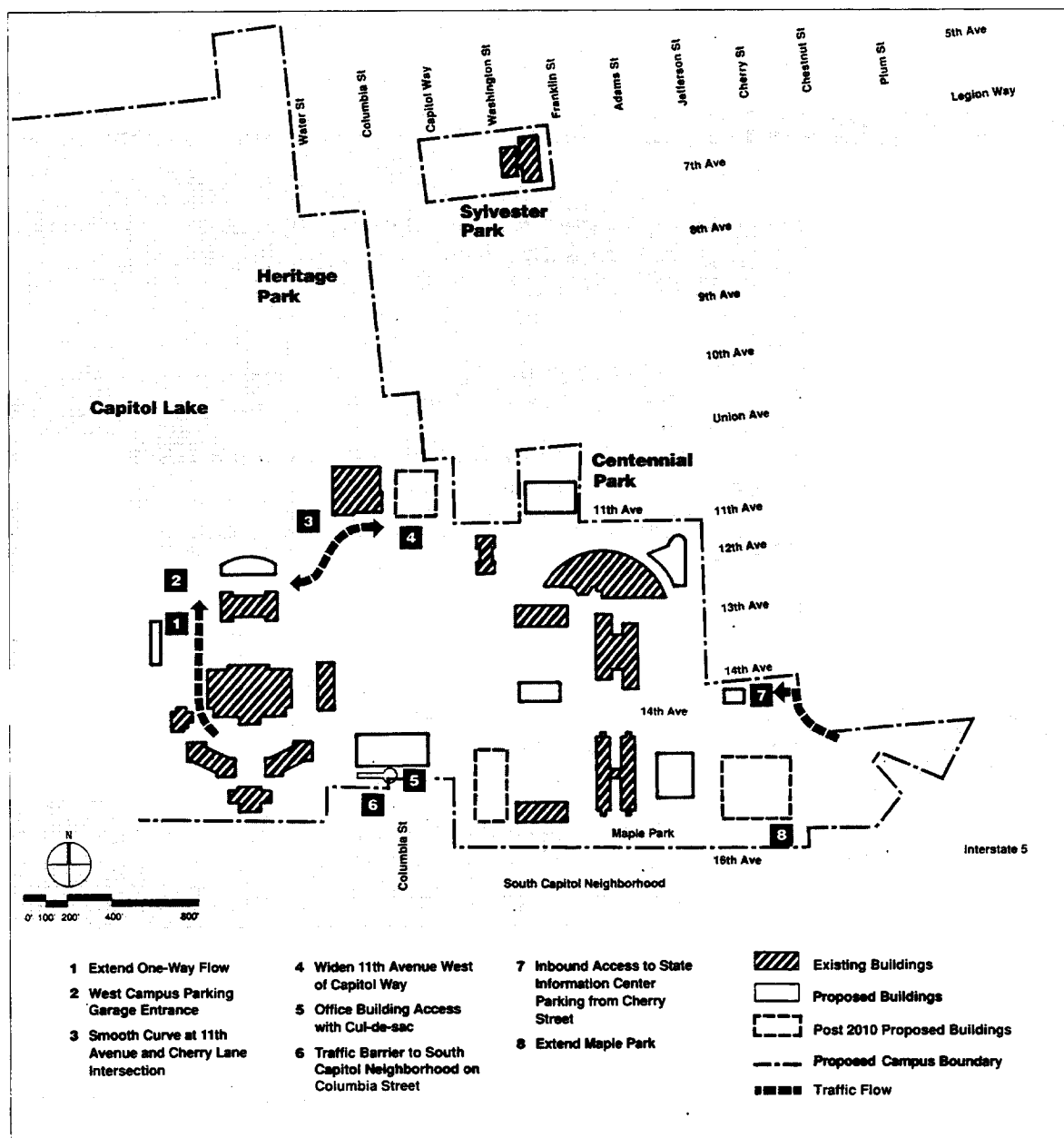
The following transportation guidelines have been designed to serve Capitol Campus employees and visitors and support its role as the historic center of state government. A guideline is followed in some cases by recommendations for specific actions.

Automobile Guidelines

Traffic congestion and pedestrian conflicts on the campus must be reduced through street improvements and traffic restrictions. Neighborhood traffic impacts must be minimized. The following guidelines are outlined for automobile circulation on the campus.

- Provide convenient access from new campus parking facilities to Capitol Way and Interstate 5 and minimize neighborhood impacts. Specific actions:
 - Retain one-way flow along the street west of the Legislative Building and extend the one-way flow to the entrance of the new West Campus garage at 11th Avenue just west of the Temple of Justice. Access into the new garage will be directly from 11th Avenue, which will be widened and improved to ease flow.
 - Provide inbound access from the Interstate 5 ramps at Cherry Street to visitor parking at the State Agency Information Center.
 - Create a cul-de-sac on 15th Avenue at Columbia Street to minimize neighborhood impacts from employee parking beneath the General Office Building on 14th Avenue west of Capitol Way. Plan for smooth traffic circulation in and out of the neighborhood.
- Minimize conflicts with pedestrian circulation. Specific action:
 - Limit vehicle access to the area directly south of the Legislative Building and to the Legislative Circle to facilitate pedestrian circulation.

AUTOMOBILE PLAN



The plan seeks to improve the flow of automobiles in and around the campus.

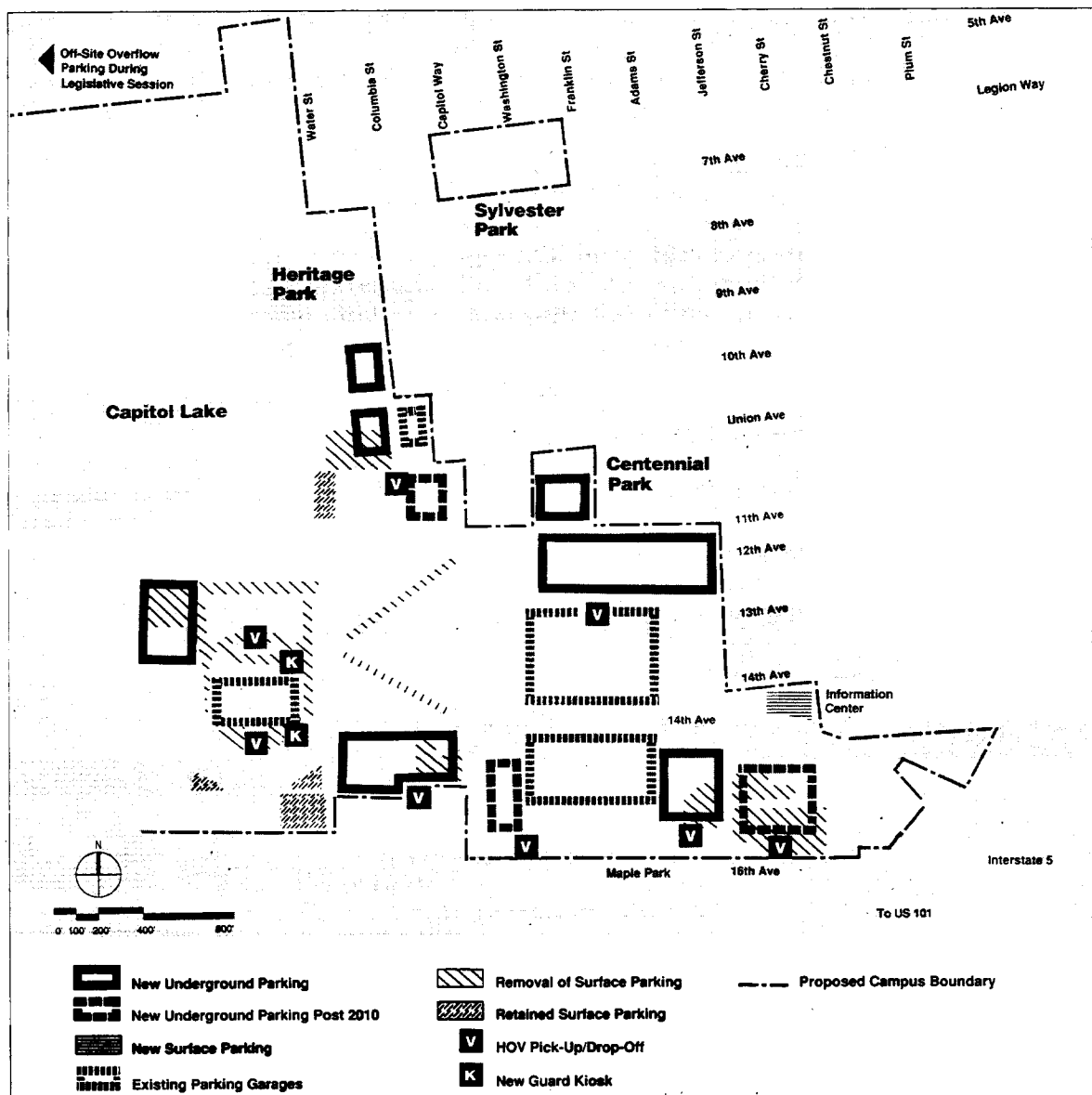
Parking Guidelines

In the past, visitors have been allocated a small number of parking spaces in remote campus locations. An aggressive management program will allow reallocation of more parking to visitors and move the spaces closer to visitor destinations.

To accommodate the estimated growth in demand, the following parking guidelines are outlined:

- Eliminate surface parking wherever possible to reduce the visual impact of parking which detracts from the historic design qualities of the campus. Specific action:
 - Remove the surface parking spaces on the West Campus from the following areas: Cherry Lane south of the Legislative Building; the Legislative Circle; the lot west of the Temple of Justice; 11th Avenue north of the Temple of Justice; the lot north of the General Administration Building; and the diagonal drives.
- Provide priority parking for campus visitors, high-occupancy vehicles, the disabled, and school and charter buses. Specific actions:
 - Provide employee and visitor parking with the Washington State Capital Museum.
 - Reallocate surface parking spaces in the State Library and John A. Cherberg Building lots to visitor parking.
 - Reallocate some employee spaces in the Columbia Street Garage and the Natural Resources Building Garage to visitor parking.
 - Provide visitor parking in an underground parking structure in Heritage Park.
 - Provide surface parking at the new State Agency Information Center at 14th Avenue and Jefferson Street for short-term visitor parking.
 - Provide underground parking at the proposed Washington State Patrol Headquarters site for employees and visitors.
 - Provide visitor and employee parking beneath the future General Office Building at 11th Avenue and Capitol Way.
- Add new structured parking and parking access facilities, including new underground parking with secure pedestrian tunnels to connect buildings on the West Campus. Specific actions:
 - Construct parking beneath the General Office Building at 14th Avenue and Capitol Way for employees and visitors during the peak summer months.
 - Construct underground parking in the West Campus Garage west of the Temple of Justice.
- Provide remote off-site parking with shuttle service during the legislative session, when parking demand cannot be accommodated by the above facility improvements. Specific actions:
 - Arrange for off-site parking at remote locations such as under-utilized theater, church or shopping center lots, or at the Percival Cove property on the west side of Capitol Lake.
 - Serve remote lots by expansion of Capitol, State Office and Legislative shuttles.

PARKING PLAN



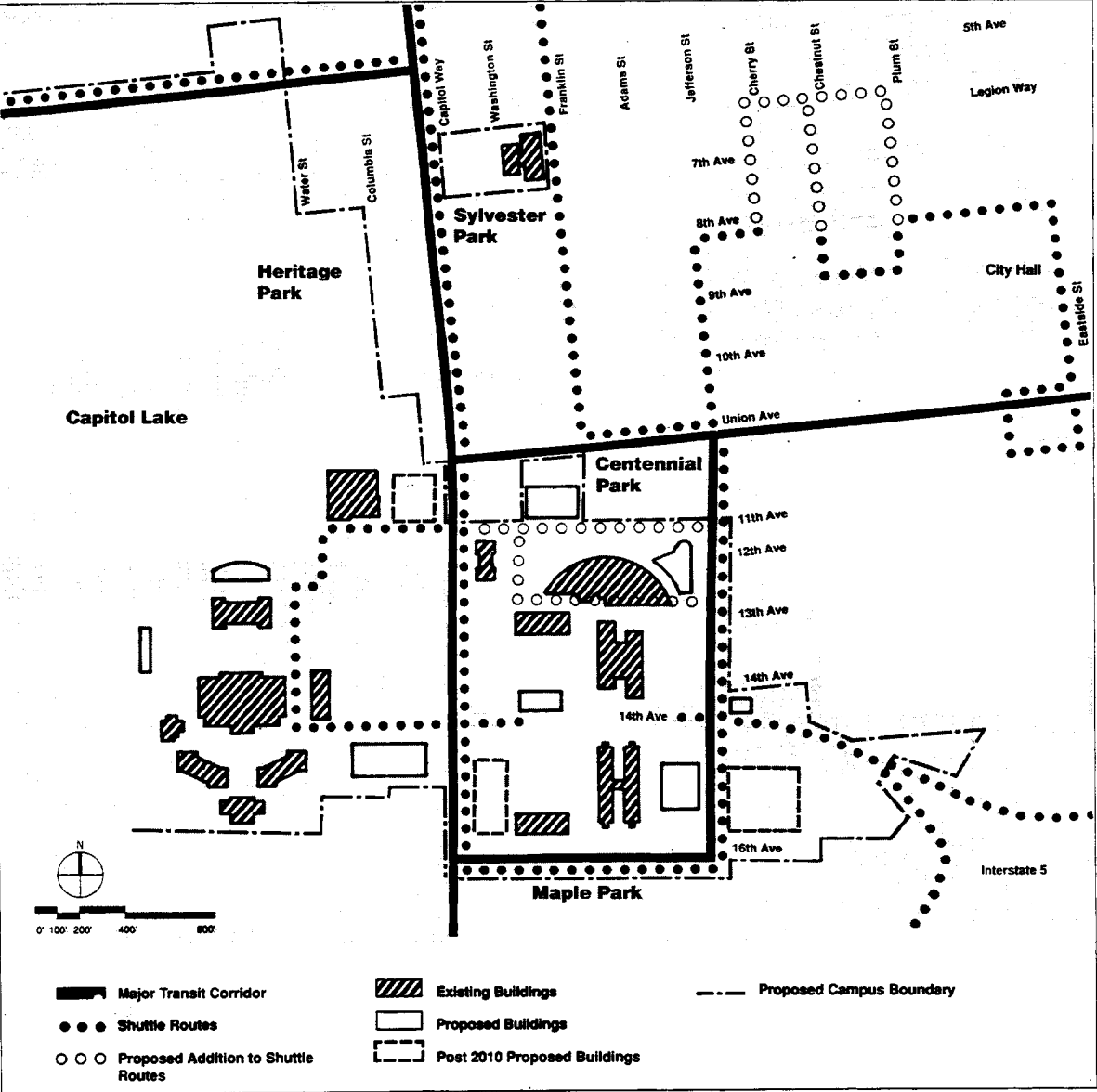
The plan recommends building a combination of new underground and surface parking, to meet parking needs and retain the character of the campus. Some current surface parking would be removed.

Transit and High-Occupancy Vehicle (HOV) Guidelines

The following guidelines improve transit service to and within the Capitol Campus:

- Work with Intercity Transit to maintain and expand the Capitol, State Office and Legislative shuttle service. Specific actions:
 - Expand the number of routes served by shuttles and emphasize intra-campus circulation.
 - Provide travel between the Transportation Building and the General Administration Building with comparable ease in either direction.
 - Implement an intra-campus circulator which may include service via the designated transit lane and loading area at the new Natural Resources Building.
 - Expand shuttle service to serve future state office sites in downtown Olympia and future satellite campuses and light industrial parks in Lacey and Tumwater.
- Develop high-occupancy vehicle (HOV) drop-off areas with convenient access to state offices to encourage ride sharing.
- Work with Intercity Transit to plan new conventional transit routes as demand increases.
- Focus new office development for the Capitol Campus along or near existing transit corridors, such as Capitol Way and Union Avenue.

SHUTTLE AND TRANSIT PLAN



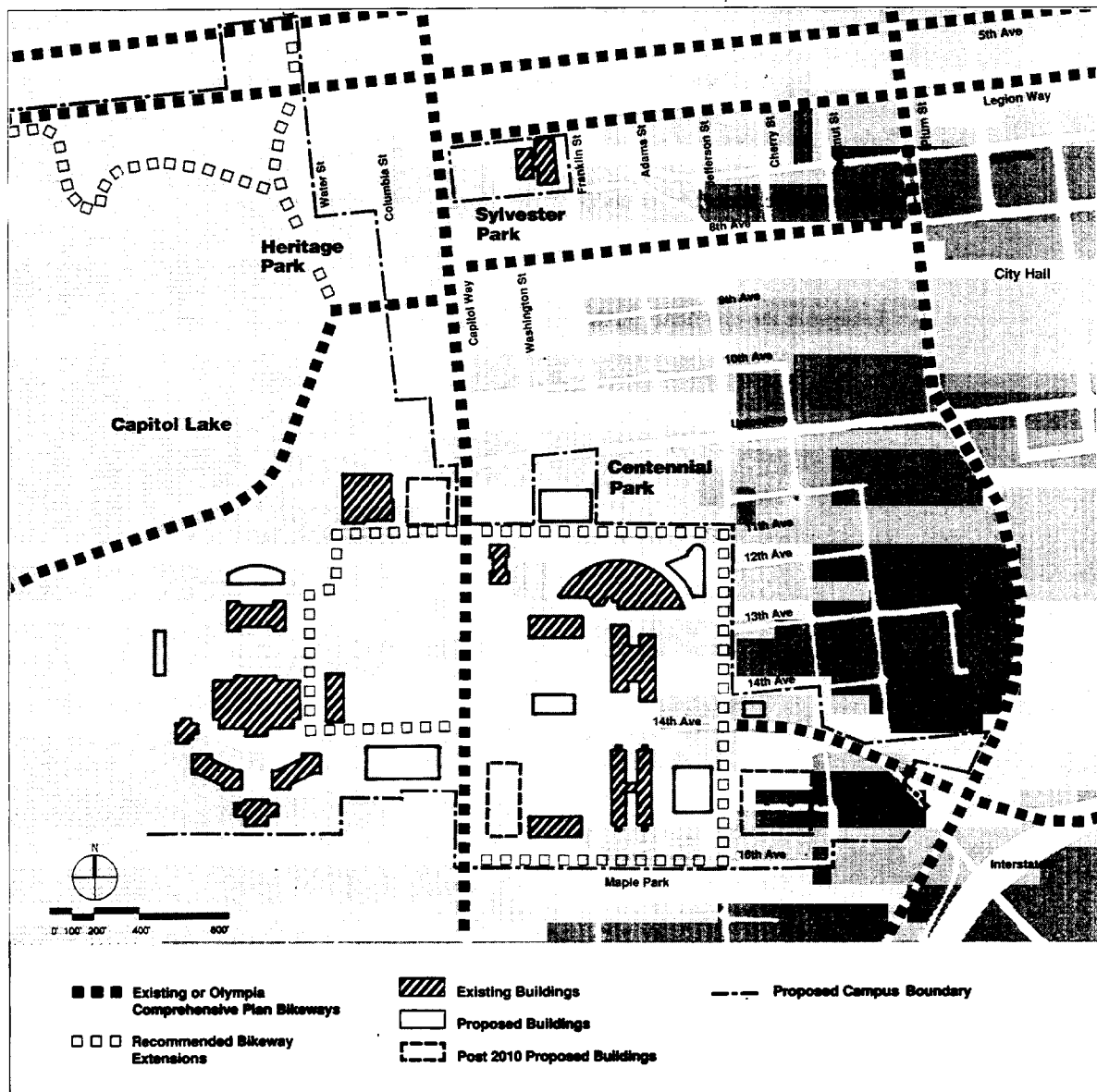
The plan recommends convenient shuttle and transit routes.

Bicycle Circulation Guidelines

To provide safe and efficient bicycle access to the Capitol Campus, the following bicycle guidelines are listed:

- Work with local governments to extend and develop bicycle routes to serve the campus.
Specific actions:
 - Extend the planned bicycle path along the rail corridor bordering Capitol Lake south to the Legislative Building group, north to Percival Landing and west to Deschutes Parkway via Heritage Park.
 - Design a bicycle route connecting the terminus of the Interstate 5 bikeway to the West Campus. Designate Jefferson Street, 11th Avenue, Cherry Lane, 14th Avenue and Maple Park as bicycle routes to provide efficient intra-campus bicycle circulation.
 - Ensure bicycle access from Heritage Park to the Capitol Campus.

BICYCLE PLAN



The plan provides safe bicycle access.

Service and Emergency Vehicle Guidelines

There is now a shortage of spaces for service vehicles on the West Campus. With the removal of surface parking on the West Campus there will be an opportunity to reserve spaces for service vehicles. The following guidelines improve campus service and emergency vehicle access:

- Provide a minimum of three service spaces per building.
- Provide service access from underground garages, where possible.
- Ensure emergency access on all major campus streets. Specific action:
 - Designate the diagonals on the West Campus as emergency vehicle routes.

Pedestrian Circulation Guidelines

The following guidelines are recommended to improve pedestrian access and circulation on the Capitol Campus:

- Provide convenient pedestrian access to transit and shuttle stops from buildings.
- Improve pedestrian connections between the East and West campuses. Specific action:
 - Install new crosswalks to ensure safe crossings at Capitol Way.
- Develop weather-protected connections between facilities where aesthetically pleasing. Specific actions:
 - Link the garages and the West Campus buildings with an underground pedestrian tunnel system incorporating appropriate safety and security measures.
 - Construct a covered walkway on the East Campus Plaza to link the East Campus buildings.
- Provide efficient and safe pedestrian access to Heritage Park and the Capitol Campus.
- Provide barrier-free access to all existing and proposed facilities.

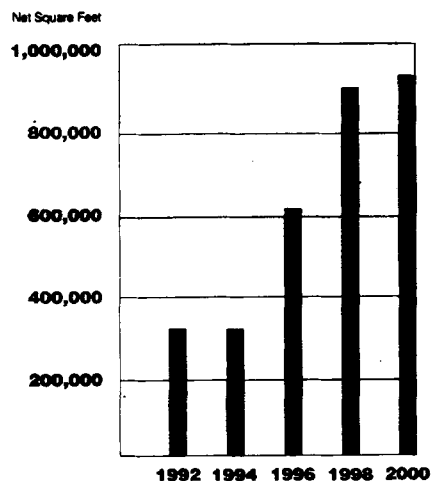
Facility Development

Deciding Which Development Goes on the Campus

Space on the Capitol Campus for building construction is limited. Construction expenses are greater on campus because new designs must complement existing buildings and landscaping. To accomplish this, higher quality materials must be used and underground parking must be provided. Therefore, agencies and facilities that must be located on campus should have priority. These include the following:

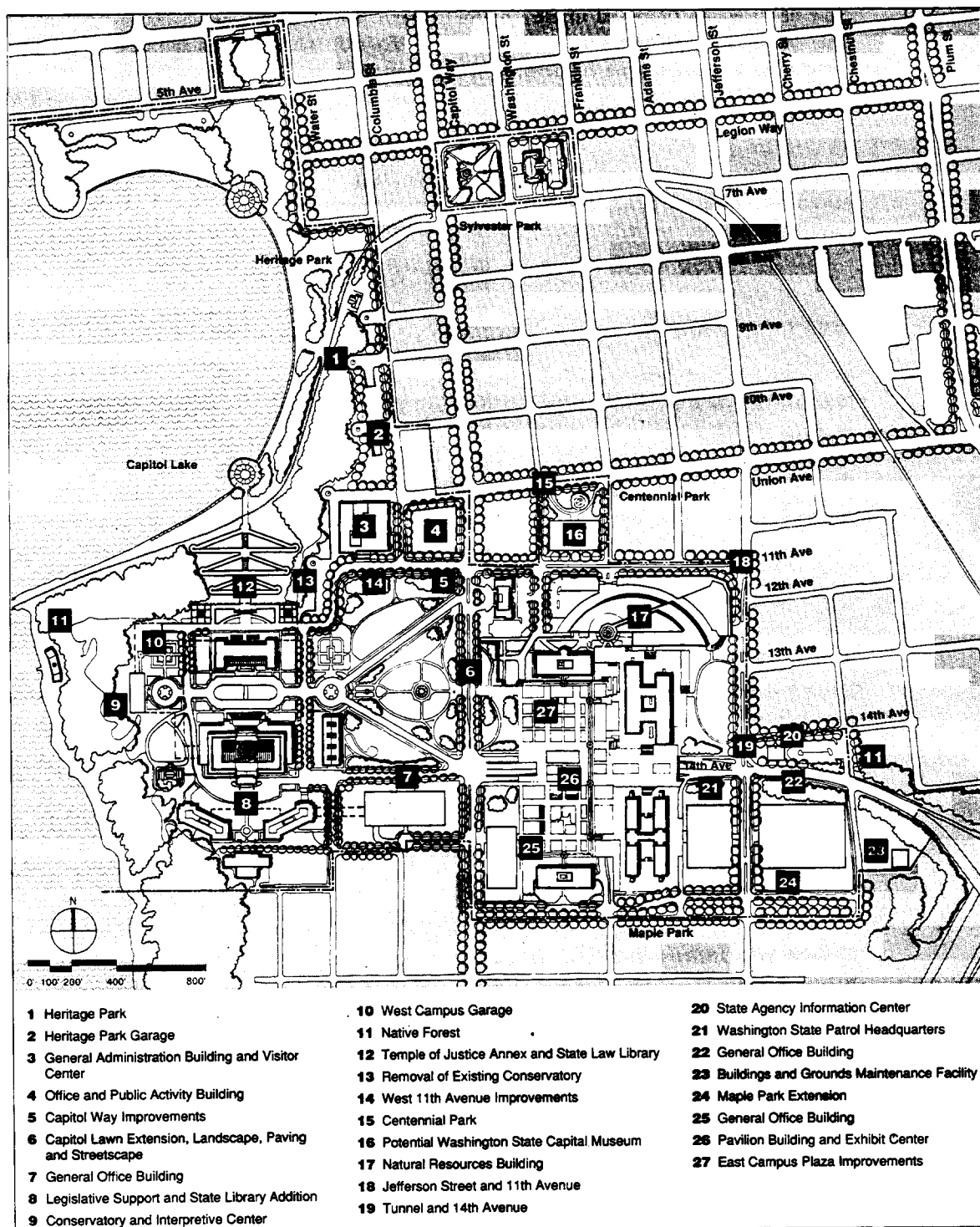
- Traditional lawmaking and ceremonial functions of government, including the Legislature, the Supreme Court, the Governor, other elected officials and their immediate staffs. These agencies are particularly appropriate for a West Campus location.
- Public facilities and visitor services that encourage public exploration of the focal point of state government and convey an awareness of openness and public responsibility. These include the State Agency Information Center, the Washington State Capital Museum and the Visitor Center.
- Agencies with a high degree of interaction with the Legislature, the Supreme Court, the Governor or other elected officials located on the Capitol Campus.
- General government agencies whose primary mission is to support the functions and responsibilities of the three branches of government and the Capitol Campus, in contrast to agencies whose primary mission is to provide services directly to the public.

PROJECTED DEVELOPMENT FOR THE CAPITOL CAMPUS



On-campus development is spread over the next 20 years.

CAPITOL CAMPUS DEVELOPMENT PLAN



Campus development is intended to retain the character of the original campus plan.

Proposed Facilities

New construction proposed in the Capitol Campus master plan is described in this section. These elements have been grouped under the headings of West Campus and East Campus and are indicated by number on the development plan map on page 49. The specific design of these facilities will be the product of future planning and design review. Departures from the 1982 facilities plan are noted.

The master plan proposes a schedule for new construction on the campus, based upon requirements identified in a 1990 survey. A new construction start is proposed every one or two years through the 20-year period.

WEST CAMPUS

Heritage Park (1)

Develop Heritage Park on Capitol Lake and incorporate this feature within the Capitol Campus boundary. Heritage Park provides a landscaped promenade physically connecting the Capitol Campus to Percival Landing and downtown Olympia, a key element in Wilder and White's original campus plan. Special park features may celebrate Washington's history, ecology and ethnic heritage. The 1982 plan notes the desirability of implementing the promenade to Puget Sound as proposed in the Wilder and White and Olmsted Brothers plans, but stops short of a specific recommendation.

Heritage Park Garage (2)

Build a Heritage Park Garage to provide underground visitor parking for the Capitol Campus with minimal visual impact on the park or the city. This garage represents an opportunity for state and city co-development.

General Administration Building and Visitor Center (3)

Renovate the facade and public areas of the General Administration Building to be more compatible with the architectural style of other West Campus buildings and incorporate a Visitor Center into the building.

Office and Public Activity Building (4)

Build an Office and Public Activity Building to create a gateway to the Capitol Campus at 11th Avenue and Capitol Way. Pedestrian street level activity will be considered on Capitol Way. Parking for visitors and employees will be provided underground. The Dawley Building is to be demolished at that time.

Capitol Way Improvements (5)

Reinforce the intersection of Capitol Way and 11th Avenue as a major gateway to the Capitol Campus through special design treatment. Improve Capitol Way as a tree-lined boulevard along its entire length to enhance the relationship between the East and West campuses and to provide a connection between the Capitol Campus and downtown Olympia. This is another state and city co-development opportunity.

Capitol Lawn Extension, Landscape, Paving and Streetscape (6)

Enhance formal landscape and paving features through improvements to the classically designed campus. Implement a campus landscape, paving and streetscape program. Extend the Capitol lawn to the east side of Capitol Way to create continuity between the East and West campuses. Remove parking from Legislative Circle.

General Office Building (7)

Provide executive offices and support facilities in a General Office Building with underground parking and a secured, underground passageway to the Legislative Building. The height of the building will be limited to the level of the existing Insurance Building to minimize visual impact on nearby residential areas and to be in scale with the Legislative Building grouping. The current Visitor Center, the Institutions Building and Press Houses will be demolished. Columbia Street will be vacated and 15th Avenue closed to through traffic from Columbia to Capitol Way to provide exclusive access to the General Office Building garage and reduce traffic on neighborhood streets. Potential occupants are portions of the staff of the Insurance Commissioner, Secretary of State, State Auditor, State Treasurer and Office of Financial Management.

The 1982 plan proposed a building on a site west of the Legislative Building and the Temple of Justice. The idea was to locate a building to terminate the east/west axis of the Legislative Circle and to represent three branches of government in a single grouping. In the 1991 plan, the location of the Executive Building is moved to a site south of the Capitol lawn at 14th Avenue and Capitol Way. Concerns about locating an Executive Office Building on the proposed 1982 site stemmed from potential traffic problems generated by adding a large number of employees at the far western side of the campus, its relative inaccessibility for visitors, the incompatibility of such a building with the character of the Governor's Mansion, the visual impact of blocking western views from the Legislative Circle, and the potential of overpowering or disrupting the view of the Legislative Building grouping.

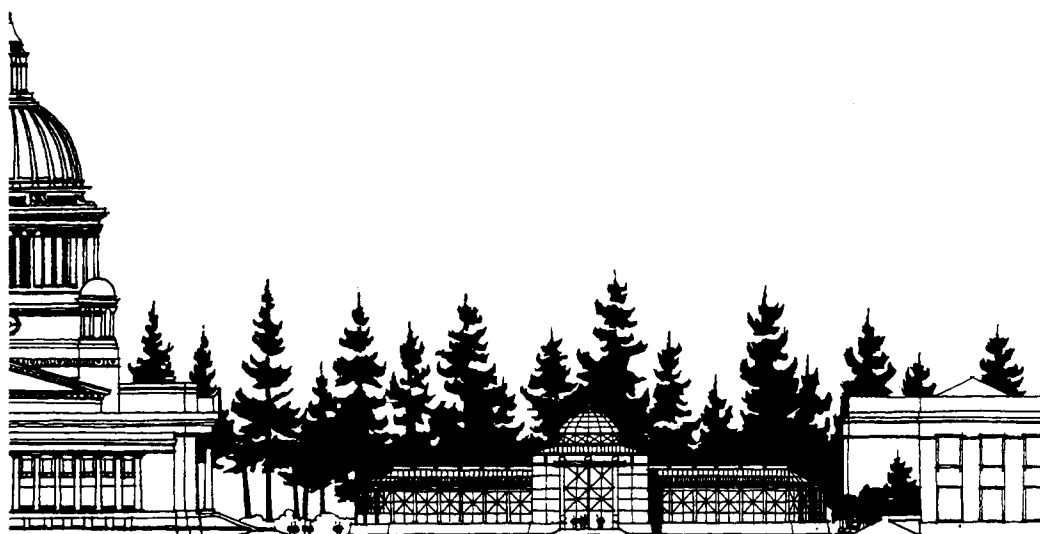
Legislative Support and State Library Addition (8)

Build the Legislative Support and State Library Addition underground with a pedestrian connection to the Legislative Building. This building consolidates Legislative support services and allows the Library to accommodate future growth in one building. Landscaping is proposed to replace existing surface parking.

Conservatory and Interpretive Center (9)

Build a new Conservatory and Interpretive Center west of the Legislative Circle. The Conservatory and Interpretive Center will provide an environmental interpretive center and help visitors experience the state's natural heritage. This feature visually terminates the east/west axis of the Olmsted Brothers plan. Construction of the Conservatory and Interpretive Center allows for removal of the existing Conservatory without losing this visitor attraction on the West Campus. The 1982 plan proposed an East Campus location for the Conservatory.

CONSERVATORY AND INTERPRETIVE CENTER



The new Conservatory Building would visually terminate the east-west axis created by the Olmsted Brothers and add a visitor attraction to the West Campus.

West Campus Garage (10)

Build the underground West Campus Garage west of the Temple of Justice to relieve parking shortages on the West Campus. Connect the Legislative Building, the Temple of Justice and the General Office Building with pedestrian tunnels. Landscape the garage roof with a rose garden reminiscent of the Olmsted Brothers plan, with a new vehicular turn-around in front of the Conservatory and Interpretive Center. Incorporate a helicopter pad into the landscaping. Remove existing surface parking and maintenance storage yard.

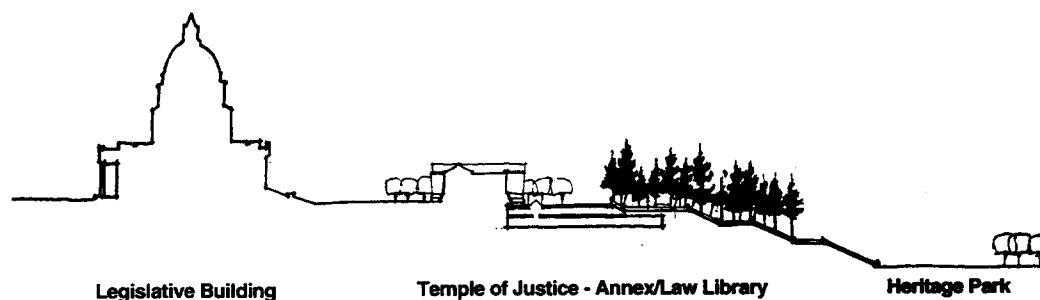
Native Forest (11)

Create and maintain a Native Forest to form an Arboretum on the western edge of the campus and the eastern gateway approach from Interstate 5. The Native Forest will provide a backdrop of indigenous trees and shrubs essential to the concept of the Legislative Building grouping as a "Clearing in the Forest." This is a more extensive planting of evergreens than proposed by the 1982 plan.

Temple of Justice Annex and State Law Library (12)

Build the below-grade Temple of Justice Annex and State Law Library into the bluff north of the existing Temple of Justice and incorporate it into the pedestrian connection to Heritage Park. A pedestrian tunnel connects the Legislative Building and the Temple of Justice. Offices on the north side of the building will have natural light. Landscape treatment on the slope is based on Wilder and White's design concept from 1911.

TEMPLE OF JUSTICE ANNEX



The landscape treatment on the slope is based on Wilder and White's design concept from 1911.

Removal of Existing Conservatory (13)

Remove the existing conservatory to take advantage of views of Capitol Lake, Puget Sound and Olympic Mountains. This will take place after the completion of the new Conservatory and Interpretive Center.

West 11th Avenue Improvements (14)

Widen and smooth the curves of 11th Avenue west of Capitol Way to provide better access to the West Campus Parking Garage.

EAST CAMPUS

Centennial Park (15)

Enhance Centennial Park and its centerpiece, the historic Daniel J. Evans Redwood. Depending on the siting of the Washington State Capital Museum, expand the park to a full block. Acquire and remove existing structures. Provide a bus drop-off for visitors on 11th Avenue.

Potential Washington State Capital Museum (16)

Consider locating the Washington State Capital Museum at Centennial Park on 11th Avenue, between Washington and Franklin streets, as a gateway facility with interpretive exhibits and information for Capitol Campus and Capital City visitors. The 1982 master plan recommended a location for the Washington State Capital Museum in the Old Thurston County Courthouse. The courthouse has been leased to a private developer for office use and is unavailable. The Museum is proposed to be sited at Centennial Park to provide a linkage between downtown and the campus and convenient pedestrian access to the campus. This site's development potential has been enhanced by the design and placement of the Natural Resources Building. The master plan does not make a specific recommendation for the museum, but suggests that Centennial Park and the Dawley property at the northwest corner of 11th Avenue and Capitol Way be considered as sites.

Natural Resources Building (17)

Complete the Natural Resources Building, Phases I and II. Phase I spans Franklin Street and adds a pedestrian bridge across 12th Avenue that connects the Natural Resources Building to the existing East Campus Plaza. Build Phase II and structured parking to the 11th Avenue property line.

Jefferson Street and 11th Avenue (18)

Improve Jefferson Street and 11th Avenue as landscaped boulevards. These landscaped boulevards with planted center medians were proposed in the 1982 plan and signify the perimeter of the Capitol Campus. They direct motor circulation around rather than through the campus. The 1991 plan extends the landscaping on Jefferson south to Maple Park.

Tunnel and 14th Avenue (19)

Create a sense of arrival and ceremonial progression from the eastern gateway to the heart of the Capitol Campus through improvements to the tunnel and intersections along 14th Avenue.

State Agency Information Center (20)

Build a State Agency Information Center as a highly visible structure to provide quick information to motorists about the location of state facilities in the capital region. It will be accessible from Interstate 5 along 14th Avenue and have convenient highway access to off-campus state facilities in Tumwater and Lacey.

Washington State Patrol Headquarters (21)

Build the Washington State Patrol Headquarters within the perimeter park east of the Transportation Building. Planning has already begun on the building, which will house office, criminal laboratory and data-processing facilities for the State Patrol.

General Office Building (22)

Build a General Office Building with underground parking (post 2010) south of 14th Avenue and east of Jefferson Street. An above-grade employee parking facility, maintenance shops and a transit terminal were recommended in the 1982 plan. In response to evolving state needs, the 1991 plan proposes a more intensive development of the area.

Buildings and Grounds Maintenance Facility (23)

Provide a Buildings and Grounds Maintenance Facility that includes a small maintenance shop, offices for the grounds maintenance staff and equipment and material storage.

Maple Park Extension (24)

Extend Maple Park eastward as a neighborhood buffer and to improve access to the East Campus.

General Office Building (25)

Build a General Office Building (post 2010) as a gateway to the campus from the south, on Capitol Way west of the Employment Security Building.

Pavilion Building and Exhibit Center (26)

Develop a Pavilion Building and Exhibit Center on the existing East Campus Plaza Garage oriented from Capitol Way toward the Legislative Building. The location divides the expanse of the East Campus Plaza into two, more intimate, public spaces. This building, proposed in the 1982 plan, provides a gathering place for employees and visitors with meeting rooms, display areas and possible food service.

East Campus Plaza Improvements (27)

Simplify the existing planters on the East Campus Plaza and create more intimately scaled settings. A covered walkway gives human scale to the plaza and provides weather protection. Plantings preserve views of the dome of the Legislative Building and the rotunda of the Natural Resources Building.

DEPENDENT CARE

A comprehensive plan must be developed for dependent care for state employees. Existing dependent care facilities on the East Campus south of 14th Avenue and east of Jefferson Street, are inadequate to meet the current campus needs. Facilities are also needed to serve employees in Olympia, Tumwater and Lacey.

CONCEPTUAL CAPITOL CAMPUS FACILITY DEVELOPMENT SCHEDULE*

Building	Year	Sq. Feet
Natural Resources Building-Phase I	1992	285,500
Washington State Patrol Building	1995	135,000
State Agency Information Center & Signing	1995	—
General Office Building	1996	150,000
West Campus Garage	1996	—
Conservatory/Interpretive Center	1997	—
Heritage Park	1997	—
Natural Resources Building-Phase II	1998	200,000
Pavilion & Tunnel	1998	—
Law Library	1998	55,000
Temple of Justice Annex	1998	50,000
Legislative Support Building	2000	50,000
Capitol Campus Total (net square feet)		925,500

* Schedules and net square feet are illustrative only. Available resources, changing state programs and priorities, and more detailed planning will require adjustments to these charts.